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BARTON GENERAL
COMMUNITY IMPROVEMENT
PROTECT AREA COMMUNITY
IMPROVEMENT PLAN

APPENDIX "H" as referred
to in Section 13 of the
22nd Report of the
Planning & Development
Committee

APPENDIX "A"

BARTON GENERAL COMMUNITY IMPROVEMENT
PROJECT AREA
COMMUNITY IMPROVEMENT PLAN
OCTOBER 1987

from:
Nov. 24, 1987
City Council Agenda

BARTON GENERAL COMMUNITY IMPROVEMENT PROJECT AREA

PURPOSE:

TO ESTABLISH A PLAN FOR THE BARTON GENERAL COMMUNITY IMPROVEMENT PROJECT AREA IN ORDER TO IMPLEMENT THE CORPORATION OF THE CITY OF HAMILTON'S COMMERCIAL FACADE LOAN PROGRAMME AND THE COMMERCIAL IMPROVEMENT PROGRAMME.

PREFACE:

THE WITHIN PLAN CONSTITUTES THE CORRESPONDING COMMUNITY IMPROVEMENT PLAN FOR THE BARTON GENERAL COMMUNITY IMPROVEMENT PROJECT AREA WHICH ALSO WILL BE DESIGNATED BY BY-LAW, BY THE CITY OF HAMILTON COUNCIL.

INTRODUCTION:

WARDS (2) AND (3) ARE REFERENCED IN THE OFFICIAL PLAN, BARTON STREET EAST IS ONE OF THE MAJOR CONTINUOUS COMMERCIAL STRIPS IN THESE WARDS. TO ENCOURAGE CUSTOMERS TO UTILIZE THIS SERVICE, BUFFER TREATMENT IN THE FORM OF PLANTERS, HANGING FLOWER BASKETS, BENCHES AND POSSIBLY BRICK PAVERS, ETC. SHOULD BE IMPLEMENTED. THE OFFICIAL PLAN STATES: "COUNCIL WILL UNDERTAKE TO KEEP IN A FIT AND WELL MAINTAINED CONDITION ALL MUNICIPAL PROPERTIES AND OTHER PUBLIC WORKS." (SUB-SECTION C.5, S.4). AN IMPORTANT ASPECT OF IMPROVING VISUAL APPEARANCE OF THIS AREA INVOLVES UPGRADING OF EXISTING BUILDING FRONTS, NOT ONLY FROM THE POINT OF VIEW OF STREETScape, BUT ALSO A TOOL FOR MERCHANTS TO IMPROVE THEIR OWN IMAGES. SINCE THE AVERAGE AGE OF THE EXISTING BUILDINGS IS APPROXIMATELY (80) EIGHTY YEARS OF AGE, THERE IS A NEED TO ENCOURAGE INDIVIDUAL OWNERS OF BUILDINGS TO RENOVATE VIA STREETScape AND AVAILABILITY OF LOANS AND GRANTS I.E. FACADE LOAN, LOW-RISE, CONVERT-TO-RENT PROGRAMMES, COMMERCIAL IMPROVEMENT PROGRAMME.

IN ADDITION TO INCREASING THE ATTRACTIVENESS AND COMMERCIAL VIABILITY OF THE AREA, THROUGH STREETScape IMPROVEMENTS, RENOVATION WILL INCREASE THE UTILIZATION OF EXISTING BUILDINGS; PREVIOUSLY UNUSED SPACE CAN BE TRANSFORMED INTO OFFICE OR APARTMENTS, ADDING TO THE VARIETY AND SAFETY OF THE BARTON STREET EAST AREA. TOGETHER, PUBLIC AND PRIVATE EFFORTS WORK TOWARDS THE GOAL OF ESTABLISHING AN ATTRACTIVE AND ECONOMICALLY HEALTHY SHOPPING AND MULTI-FUNCTIONAL CENTRE FOR THE BARTON STREET, NORTH-EAST AREA OF HAMILTON.

AS WELL, THE CITY OF HAMILTON BY BY-LAW #87-178 PASSED THE 23RD DAY OF JUNE, 1987 ADOPTED A BUSINESS IMPROVEMENT AREA FOR BARTON STREET EAST FROM WELLINGTON TO WENTWORTH STREETS, WHICH IS SIMILAR, IN AREA, TO THE COMMUNITY IMPROVEMENT PROJECT AREA.

COMMERCIAL FACADE LOAN PROGRAMME BACKGROUND:

IN A REPORT SUBMITTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT DATED 1985 DECEMBER 10 AND INCLUDED IN ITS CAPITAL BUDGET SUBMISSION, THE PLANNING AND DEVELOPMENT COMMITTEE APPROVED THE ESTABLISHMENT OF A NEW COMMERCIAL FACADE LOAN PROGRAMME. SUBSEQUENTLY, CITY COUNCIL GAVE THE DEPARTMENT OF COMMUNITY DEVELOPMENT AUTHORIZATION TO PROCEED WITH IMPLEMENTATION OF THE COMMERCIAL FACADE LOAN PROGRAMME BY ADOPTING ITEM 10 OF THE TWELFTH REPORT FOR 1986 OF THE PLANNING AND DEVELOPMENT COMMITTEE, 1986 JUNE 24.

THE BARTON GENERAL BUSINESS IMPROVEMENT AREA, DESIGNATED AS A COMMUNITY IMPROVEMENT PROJECT AREA UNDER SECTION 28 OF THE PLANNING ACT, 1983, ALONG WITH THIS COMMUNITY IMPROVEMENT PLAN, ENABLES THE COMMERCIAL FACADE LOAN PROGRAMME TO BE IMPLEMENTED. THIS PROGRAMME IS DESIGNED TO PROVIDE LOW INTEREST LOANS TO OWNERS OF COMMERCIAL PROPERTIES LOCATED WITHIN BUSINESS IMPROVEMENT AREAS (B.I.A.'s). THE MAXIMUM LOAN AMOUNT IS ESTABLISHED AT \$15,000 PER MUNICIPAL ADDRESS AT AN INTEREST RATE OF ONE-HALF THE RATE AT WHICH THE CITY COULD BORROW THE MONEY. THE LOANS WILL BE AMORTIZED OVER TEN (10) YEARS. THE ATTACHED APPENDIX "B" CONSTITUTES THE COMMERCIAL FACADE LOAN PROGRAMME GUIDELINES. SCHEDULE "A" IS A MAP OF THE COMMUNITY IMPROVEMENT PROJECT AREA, OR AREA OF IMPLEMENTATION.

COMMERCIAL IMPROVEMENT PROGRAMME BACKGROUND:

AT ITS MEETING HELD 1986, AUGUST 13, THE PLANNING AND DEVELOPMENT COMMITTEE REQUESTED THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO UNDERTAKE THE PREPARATION OF A LONG TERM STRATEGIC PLANNING AND MANAGEMENT PLAN FOR EVALUATING FINANCIAL REQUESTS FOR ACTIVE AND FUTURE BUSINESS IMPROVEMENT AREAS (B.I.A.'s) IN THE CITY OF HAMILTON. SUBSEQUENTLY, ON 1986 SEPTEMBER 10, THE DEPARTMENT OF COMMUNITY DEVELOPMENT PROVIDED A FOLLOW-UP REPORT AND CAPITAL BUDGET SUBMISSION ADDRESSING THE COMMERCIAL IMPROVEMENT PROGRAMME. ON 1987 JANUARY 29, CITY COUNCIL APPROVED THE DEPARTMENT OF COMMUNITY DEVELOPMENT'S CAPITAL BUDGET SUBMISSION OF FIVE HUNDRED THOUSAND DOLLARS (\$500,000) PER YEAR FOR THE NEXT FIVE (5) YEARS FOR A TOTAL OF TWO MILLION, FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000), FOR THE COMMERCIAL IMPROVEMENT PROGRAMME. CITY COUNCIL, AT ITS MEETING HELD 1987 MAY 26, ADOPTED ITEM #1 FROM THE 12TH REPORT OF THE EXECUTIVE COMMITTEE FOR 1987, RECOMMENDING THAT THE COMMERCIAL IMPROVEMENT PROGRAMME BE PROCEEDED WITH AT AN ESTIMATED GROSS COST OF TWO MILLION, FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000). BETWEEN FEBRUARY AND MAY OF 1987, SUBMISSIONS WERE ACCEPTED FOR THE PROGRAMME FROM ALL ELIGIBLE B.I.A.'s.

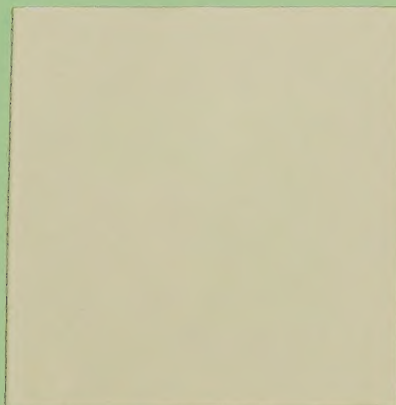
PRESENTLY, THERE ARE SIX (6) B.I.A.'S IN THE CITY OF HAMILTON:
I) INTERNATIONAL VILLAGE; II) OTTAWA STREET; III) WESTDALE
VILLAGE; IV) DOWNTOWN PROMENADE; V) JAMESVILLE; AND VI)
CONCESSION STREET. OTHER B.I.A.'S ARE EXPECTED TO BE FORMED OVER
THE NEXT FIVE (5) YEARS; HOWEVER, THEY WILL NOT BE ELIGIBLE FOR
THE COMMERCIAL IMPROVEMENT PROGRAMME UNTIL THEY HAVE BEEN IN
EXISTENCE FOR AT LEAST ONE (1) YEAR.

THE BARTON GENERAL B.I.A. WILL, THEREFORE, BE ELIGIBLE TO MAKE
SUBMISSIONS TO THE CITY OF HAMILTON IN 1988. ATTACHED AS
SCHEDULE 'C' IS THE COMMERCIAL IMPROVEMENT PROGRAMME AND
SELECTION CRITERIA.

NOTE: Schedule "C" is available from the
Acting Secretary upon request

CONCLUSION:

THE COMMUNITY IMPROVEMENT PLAN IS INTENDED TO BE ACTION ORIENTED, CONCENTRATING ON REHABILITATION OF EXISTING BUILDING FRONTAGES, RATHER THAN REDEVELOPMENT OR LARGE SCALE IMPROVEMENTS. OTHER IMPROVEMENT CHANGES WOULD INCLUDE MAINTENANCE AND CAMOUFLAGING OF UTILITY SERVICES AS STATED IN THE OFFICIAL PLAN: "UTILITY SERVICES SHOULD BE CAMOUFLAGED, AND IF APPROPRIATE, PLACED UNDERGROUND" (SUB-SECTION B.4,4.3). THE BEST APPROACH TO REVITALIZATION AND ENHANCEMENT OF BARTON STREET'S ROLE IN THE COMMERCIAL HIERARCHY OF THE CITY, IS TO RECOGNIZE THE INTER-RELATIONSHIP BETWEEN BUILDING FACADE STREETScape DESIGN AND MARKETING STRATEGY. WITH THIS IN MIND, THE COMMUNITY IMPROVEMENT PLAN IS FORMULATED WITH A VIEW TO BALANCING THE INTER-RELATED CONCERNS.



GUIDELINES

- LIMITED TO BUSINESS IMPROVEMENT AREAS (B.I.A.'s).
- ALL LOANS AT AN INTEREST RATE HALF OF THE CITY'S PRIME BORROWING RATE.
- MAXIMUM LOAN AMOUNT \$15,000. FOR FACADE AND EXTERIOR RENOVATION.
- MAXIMUM LOAN FOR FACADE \$10,000.
- LOAN AMORTIZED OVER TEN YEARS (OPEN).
- THE BUILDING ENVELOPE WOULD BE INSPECTED, INCLUDING EXTERIOR SHELL (FOUNDATION, EXTERIOR WALLS, ROOF, FIRE ESCAPES AND CHIMNEYS). ANY DEFICIENCIES WOULD HAVE TO BE CORRECTED BEFORE FACADE IMPROVEMENTS (STORE FRONTS, AESTHETICS, SIGNAGE, ETC.) WOULD BE CONSIDERED.
- LOAN SECURED BY LIEN ON TITLE. PROFESSIONAL FEES (ARCHITECTS, ENGINEERS, APPRAISERS, SOLICITORS, ETC.) ELIGIBLE EXPENSE.
- OWNERS ONLY COULD MAKE LOAN. HOWEVER, TENANTS COULD WORK WITH LANDLORDS, BUT LANDLORD MUST TAKE THE FINANCIAL COMMITMENT.
- EQUITY MUST BE SUFFICIENT TO COVER OUTSTANDING PROPERTY COMMITMENTS INCLUDING CITY LIEN.
- REPAYMENT WILL BE ON A MONTHLY BASIS BUT OPEN TO FULL REPAYMENT AT ANY TIME AT NO PENALTY.
- ALL MONEY COLLECTED ON REPAYMENT TO BE PLACED IN A RECYCLABLE ACCOUNT TO CONTINUE PROGRAMME AFTER ORIGINAL CAPITAL BUDGET ALLOCATION.
- MAXIMUM LOAN TO ANY ONE OWNER \$50,000.
- UNIT ELIGIBILITY WILL BE BASED ON LATEST REVISED BUSINESS ASSESSMENT ROLLS.
- LOANS TRANSFERABLE TO NEW OWNER PROVIDING NEW OWNER MEETS AND AGREES TO TERMS AND CONDITIONS OF LOAN.
- THE OWNER WILL OBTAIN TWO ESTIMATES FOR BUILDING ENVELOPE BASED ON INSPECTION, AND TWO FOR FACADE IMPROVEMENTS WANTED BY OWNER. (THE BUILDING DEPARTMENT WILL APPROVE THE ESTIMATES BASED ON THEIR INSPECTION). A FULL REPORT WILL BE PREPARED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT INCORPORATING OUR RECOMMENDATIONS AND THE BUILDING DEPARTMENT'S. THESE, WITH THE APPLICATION, WILL THEN BE FORWARDED TO THE PLANNING AND DEVELOPMENT COMMITTEE AND CITY COUNCIL FOR APPROVAL.

- PROPERTY TAXES MUST BE CURRENT.
- IF COST OF FACADE IMPROVEMENT EXCEEDS \$1,000., THE OWNER WILL BE REQUESTED TO OBTAIN THE SERVICE OF A DESIGN CONSULTANT TO ENSURE COMPATIBILITY WITH THE SURROUNDING PROPERTIES. ANY COST FOR THIS SERVICE WILL BE ELIGIBLE FOR FUNDING UNDER THE PROGRAMME.
- ONLY COMPLETED WORK WHICH HAS BEEN INSPECTED WILL BE PAID FOR.
- EXTERIOR REHABILITATION WORK WILL, IF AT ALL POSSIBLE, BE DONE FIRST BEFORE FACADE IMPROVEMENT.

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